

October 3, 2022

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 3, 2022, at 7:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, C. Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Jim Kreider, Wayne Manley, Peter Wertz, Brian Funk, Casey Ebersole, Michael Pid, Ivan Fisher, Robert Mohler, Matt Wieand

The meeting was called to order at 7:00 p.m. and began without Supervisor Weaver present.

A conditional use hearing was opened for CU2022-05, 307 Hartman Bridge Road, Hartman Bridge LLC. At the written request of the applicant, on a motion by Dearolf/Willig, the Board voted unanimously to continue the hearing to November 7, 2022 at 7:00 pm. Present for the hearing were Ivan F. Fisher – 249 Herr Road, Ronks 17572 and Robert Mohler – 462 Greenland Drive, Lancaster 17603.

Public comment was invited. There was none.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt the minutes of September 6, 2022 as submitted.

On a motion by Dearolf/Willig, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$15,616.54; General Fund checks #25941-25989 in the amount of \$155,934.06; Sewer Fund checks #563-566 in the amount of \$1,696.31; Escrow Fund checks #1140-1141 in the amount of \$943.40.

On a motion by Dearolf/Willig, the Board voted unanimously to approve the Treasurer's report as submitted.

On a motion by Dearolf/Willig, the Board voted unanimously to approve use of Township roads and Fire Police assistance for Kat's 5K on May 13, 2023.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt Resolution 2022-13 amending the ARPA budget.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt Resolution 2022-14 to implement Act 57 of 2022 amending the Local Tax Collection Law.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt Resolution 2022-15 per the LIMC Trick-or-Treat Policy.

On a motion by Dearolf/Willig, the Board voted unanimously to approve the Refton Fire Police assist Strasburg Borough on October 15, 2022 for the Community 5K.

Supervisor Weaver arrived at approximately 7:15 pm.

Wertz and Ebersole presented the following information regarding 265 Herr Road and the intention of Hospitality Holding Group LLC (HHG) to use the property as an extended stay motel:

- The property is approximately 1.7 acres containing a 24-room motel and detached dwelling
- An application had been submitted to the Zoning Hearing Board's (ZHB) September 13th meeting, but a continuance to October 11th was requested by them due to the opposition of the BOS
- The motel currently operates as an extended stay
- HHG proposes to upgrade the facility with new paint, roofing and amenities
- There will be no expansion of existing bathrooms
- Proposed kitchenettes will include cabinets, a microwave and mini-fridge, but no sink
- A meeting was held with the Township Sewage Enforcement Officer and, since there will not be an increase in flows, the current on-lot septic system can likely be repaired
- A perc and probe test is scheduled for next week
- There will be a maximum occupancy of 2 people per room
- Criminal background checks will be done on all extended stay guests
- There will be an on-site manager residing in the existing detached dwelling

With this additional information, the Board had no opposition to the proposal. Deimler stated a determination the proposed use is a continuation of an existing non-conforming use and ZHB approval is no longer necessary.

The Board had no position on the other applications before the ZHB.

Wieand, 9 Robby Lane, appeared to ask for updates on the continuing issue with 13 Martin Lane.

Deimler will ask the Township Solicitor if monies remitted by the builder can be used to install piping on the Wieand property prior to recording of the final plan for Martin Lane.

The 2023 budget was reviewed.

- Roadmaster Kreider's budgetary requests for purchase of a power washer, battery operated hand tools and a ZTR mower were approved for this year. Repaving the remainder of White Oak Road, replacing the North Jackson Street culvert and purchasing a laser level were approved for 2023.
- ARPA allocations were reviewed. Kauffman will provide a list of the agencies requesting funds and amounts requested. Deimler will talk to the Township Solicitor about a farmland preservation fund.
- Refton WWTP rates will remain the same.
- Deimler will gather information on establishing water and sewer fees for Township resident's using the Borough Authority capacity

Zoning Officer's Report: Nineteen permits issued with receipts in the amount of \$3,905.45.

Sewage Enforcement Officer's Report: Four perc tests and four inspections performed; three permits issued; two malfunctions evaluated with receipts in the amount of \$1,550.00.

There being no further business before the Board, the Supervisors adjourned at 10:20 p.m.

Judith G. Willig
Township Secretary